

## **CONDITIONAL USE ANALYSIS**

**May 14, 2008**

**C-16-2008**

**Invitations Villegas (Carmen Cervantes)**

**7031 West 3800 South**

**R-1-8 Zone (.19 Acres)**

The applicant, Carmen Cervantes, is requesting a major home occupation for an invitation making business. The zoning for this area is R-1-8, single family residential. The West Valley City General Plan anticipates Low Density Residential uses for this area. The surrounding zone is Agricultural (A) to the north and R-1-8 on the remaining sides. The surrounding uses include residential.

The applicant would like to use a portion of the garage at the residence for an invitation making business. The garage space may be considered in a major home occupation as long as two (2) parking spaces are still available and the garage still functions for parking. The applicant has demonstrated in the attached photos that 2 vehicles can be parked entirely within the garage.

The invitations that are made as part of this business are assembled and glued by hand. There is a die-cut machine located within a cabinet in the garage that is used to cut the detailed designs for the invitations. The applicant also does some embossing and printing for the cards.

Lastly, there is an existing carport located on the property that was constructed without a building permit and does not meet the 25' front setback requirement. This structure must be removed or brought in to compliance with West Valley City standards.

### **Staff Alternatives:**

**Approval**, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. A portion of the garage may be used for the home occupation as long as two parking spaces for residential use are provided, and the garage still functions for parking.
2. The carport structure located along the front of the home must meet West Valley City guidelines.
3. All requirements in Chapter 7-8, Home Occupations, must be followed. (i.e., no employees, hours of operation, etc.)

**Continuance**, to allow for the resolutions of any issues raised at the public hearing.